



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L24	S75°31'23"E	63.49'	L54	S50°08'52"W	3.88'	L84	S50°49'57"W	6.78'	L114	S43°21'31"W	36.22'	L144	S22°32'31"W	24.68'	L174	N36°54'01"W	17.34'
L25	N80°24'40"E	12.46'	L55	N71°57'01"W	19.74'	L85	N04°11'15"W	5.75'	L115	S33°11'06"W	40.50'	L145	S33°10'09"E	11.60'	L175	S33°10'09"E	28.15'
L26	S66°22'06"E	17.76'	L56	S16°14'10"W	8.56'	L86	S23°34'49"W	264.96'	L116	S65°16'02"W	4.07'	L146	S08°19'33"W	25.17'	L176	N27°03'30"E	40.40'
L27	S08°48'46"E	16.96'	L57	S66°43'29"W	18.12'	L87	S33°36'18"W	30.51'	L117	S87°48'50"W	26.69'	L147	N78°05'50"E	64.45'	L177	N09°16'02"E	24.89'
L28	S12°21'30"W	17.19'	L58	N24°24'35"E	12.08'	L88	N80°33'41"W	31.88'	L118	S65°44'44"W	15.47'	L148	N23°33'18"E	20.75'	L178	N36°17'54"E	30.57'
L29	S24°54'25"W	56.64'	L59	N17°22'07"W	3.16'	L89	N62°25'15"W	80.10'	L119	N86°38'28"W	18.41'	L149	N37°56'42"E	13.25'	L179	N17°26'57"E	24.64'
L30	S01°41'04"W	7.47'	L60	N24°36'04"E	38.87'	L90	N33°50'20"W	15.93'	L120	S48°52'56"W	14.72'	L150	N81°34'41"E	16.94'	L180	N43°17'11"E	107.79'
L31	S87°23'52"W	6.21'	L61	N34°38'03"W	23.86'	L91	S75°59'33"W	13.27'	L121	S76°18'45"W	8.55'	L151	S62°21'39"E	17.24'	L181	N32°01'00"E	59.67'
L32	S25°40'00"W	53.82'	L62	S38°47'52"W	24.72'	L92	N44°11'58"W	26.52'	L122	N75°25'39"W	42.69'	L152	N58°25'29"E	8.75'	L182	N41°40'05"E	51.88'
L33	S78°29'36"W	36.95'	L63	N53°19'34"W	13.40'	L93	N48°13'21"E	6.35'	L123	S55°53'23"W	18.88'	L153	N25°53'47"E	139.85'	L183	S87°04'51"E	7.88'
L34	S60°24'49"W	23.51'	L64	S32°29'02"W	51.97'	L94	N05°04'00"W	15.01'	L124	S00°05'45"E	14.09'	L154	N17°56'41"E	33.42'	L184	N34°09'31"E	8.02'
L35	S30°32'02"W	9.35'	L65	S13°31'25"W	41.08'	L95	N37°56'55"E	24.62'	L125	S22°28'52"W	25.94'	L155	S14°21'16"E	33.25'	L185	N88°48'28"E	36.42'
L36	S86°21'53"W	58.49'	L66	S25°53'18"W	120.02'	L96	N06°05'28"E	30.56'	L126	S66°16'46"W	8.34'	L156	N88°39'24"E	30.72'	L186	N02°03'35"E	8.58'
L37	S14°09'51"E	34.22'	L67	N59°47'47"W	8.13'	L97	N23°38'50"E	25.78'	L127	S20°40'32"W	23.63'	L157	S70°21'34"E	4.96'	L187	N56°19'52"E	32.34'
L38	S02°53'08"W	22.15'	L68	S46°15'18"W	27.12'	L98	N12°03'27"W	26.25'	L128	S51°46'28"W	11.69'	L158	S27°48'03"E	15.43'	L188	N37°18'04"E	25.07'
L39	S32°25'24"W	23.67'	L69	N58°51'47"W	14.41'	L99	N03°43'21"E	68.13'	L129	S01°12'23"W	33.41'	L159	N68°15'14"E	7.80'	L189	N61°39'15"E	24.43'
L40	S05°27'27"E	13.70'	L70	N81°53'47"W	16.92'	L100	N53°26'52"E	14.65'	L130	S40°28'57"W	9.76'	L160	S53°06'18"E	15.15'	L190	S44°57'07"E	31.99'
L41	S31°02'42"W	29.46'	L71	S71°31'20"W	51.19'	L101	N18°46'39"W	8.56'	L131	S09°54'16"E	20.26'	L161	N79°51'59"E	23.95'	L191	S65°10'10"E	22.18'
L42	S30°25'23"E	5.97'	L72	N74°25'47"W	35.67'	L102	N40°18'22"E	14.98'	L132	S57°58'18"E	26.22'	L162	N51°36'21"E	53.41'	L192	S73°48'33"E	95.79'
L43	N77°27'36"W	17.13'	L73	S70°03'29"W	15.69'	L103	N09°20'16"W	6.77'	L133	S10°08'46"E	12.63'	L163	S82°13'38"E	17.51'	L193	S65°24'35"E	50.82'
L44	N51°39'34"W	13.79'	L74	S44°45'08"W	25.35'	L104	N47°36'24"E	7.79'	L134	S15°43'10"W	18.48'	L164	N12°45'03"E	14.30'			
L45	N68°45'04"W	49.79'	L75	S71°55'46"W	19.46'	L105	N09°15'12"E	14.69'	L135	S37°29'32"E	36.63'	L165	N81°27'41"E	17.69'			
L46	S88°27'12"W	60.76'	L76	S27°32'38"W	8.52'	L106	N75°02'23"E	14.38'	L136	S51°04'24"E	26.21'	L166	N45°00'00"E	9.86'			
L47	S68°55'28"W	16.85'	L77	N63°54'43"W	11.03'	L107	N01°41'00"E	9.96'	L137	S02°50'00"W	20.87'	L167	S82°55'10"E	31.10'			
L48	S45°55'36"W	40.26'	L78	S27°06'47"W	8.44'	L108	S89°26'50"E	36.58'	L138	S54°17'09"W	8.17'	L168	N36°52'00"W	44.46'			
L49	S25°34'26"W	50.37'	L79	N71°38'26"W	4.82'	L109	N76°25'52"E	20.65'	L139	N57°45'30"W	4.58'	L169	N03°30'00"E	21.70'			
L50	S10°54'48"W	86.03'	L80	N29°10'25"W	9.33'	L110	S65°44'17"E	151.30'	L140	S68°26'29"W	26.75'	L170	N55°29'22"W	7.94'			
L51	S51°43'24"E	9.07'	L81	S84°52'15"W	16.11'	L111	S48°07'34"E	14.28'	L141	S02°38'34"W	15.36'	L171	N16°47'45"W	36.50'			
L52	S52°24'37"W	5.65'	L82	S51°10'05"W	48.27'	L112	S02°52'03"E	13.36'	L142	S42°54'17"W	10.16'	L172	N42°49'00"W	17.04'			
L53	S21°43'26"W	30.33'	L83	S18°03'32"W	28.66'	L113	S21°45'43"W	20.62'	L143	S77°19'14"W	27.65'	L173	N07°39'29"W	22.62'			



OWNERS:

NTEXCON

NORTH TEXAS CONTRACTING, INC
4999 KELLER-HASLET ROAD
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ATTN: Zach Fusilier

RORRY GROUP LLC
5605 FM 423, STE 500-367
FRISCO, TX 75034
ATTN: Larry S. Waggoner

SURVEYOR:

SPOONER & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 35 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TDPLS FIRM NO. 10054900 S&A No. 20086 rev 12/11/24

CASE NO. FS-25-019
FINAL SHORT PLAT OF
**LOTS 1 & 2, BLOCK 1
NTEXCON ADDITION**
BEING A PLAT OF A 21.9302 ACRE TRACT OF LAND LOCATED IN THE J.J. ROBERTS SURVEY, ABSTRACT NO. 1305, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 21.9302 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 21.926 ACRE TRACT OF LAND CONVEYED TO NORTH TEXAS CONTRACTING, INC., BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D217065538, O.P.R.T.C.T., AND BEING ALL OF A CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO RORRY GROUP LLC, BY DEED THEREOF FILED FOR RECORD IN T.C.C.I. NO. D223067668, O.P.R.T.C.T.
21.9302 ACRES
MARCH 2025